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EGGLESTON & KRENZER ARCHITECTS, PC  
The Trolley Bldg  
1391 East Genesee Street  
Skaneateles, New York 13152

January 8, 2025

Town of Skaneateles Planning Board  
24 Jordan Street  
Skaneateles, NY 13152

Re: Ben Klein - Site Plan Review  
2900 West Lake Road  
Tax Map # 052-01-09.3

### NARRATIVE

The property at 2900 West Lake Road is 137,179 SF, has 235.3 ft of lake frontage and 260 ft frontage on a private, shared driveway (Wildlife Way, FL 15) in the RF District and Skaneateles Lake watershed. The property has a 1 bed-room cottage with 782 SF living space, 2,679 SF pole barn with attached shed roof and steps down to the lake. The ISC is 9.9% and TSC 10.3%. The on-shore structures are 596 SF. The lot has a vegetated ditch that bisects the property and becomes a watercourse at the steep slope bank along the lake.

This application is to remove the pole barn and construct a 4 bedroom, single-family dwelling, 4,485 SF with 4 bedrooms and an attached three car garage, porches and patio. The driveway will be reduced and modified. The existing 782 SF cottage will become an accessory dwelling. A new 8 ft x 50 ft permanent dock with 8 ft x 12 ft platform will be built off-shore that is 538 SF and have a perimeter envelope of 1,909 SF. The ISC will be 9.9% and the Total Coverage 10.8%. The new septic leach field will be placed on the west side of the property 300 ft from the lake.

An 8 ft x 50 ft permanent dock will be constructed at the bottom of the existing on-shore steps. The dock surface will be at 867 ft and no more than 9 ft above the lake bottom. The perimeter envelope is 1,909 SF. The dock will be built using a barge. A floating silt curtain will control turbidity during construction.

A bio-swales designed to treat the storm water before it enters the lake will be placed just north of the house. It have been sized based on the Town's Small Site Storm Water Management Guidelines as required to serve the house and driveway. Silt curtains or sediment logs will be placed below the work areas to control any potential erosion.

(315) 685-8144

*Member of the American Institute of Architects*

## CONSTRUCTION SEQUENCE

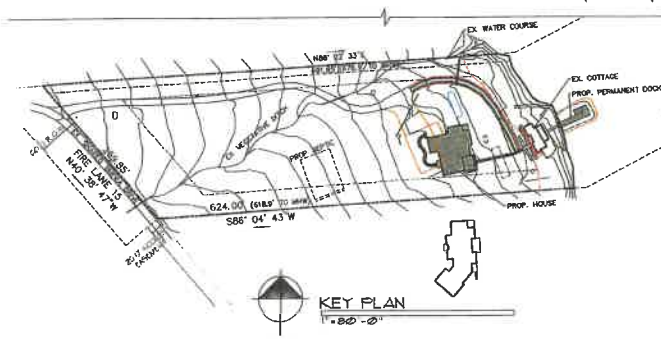
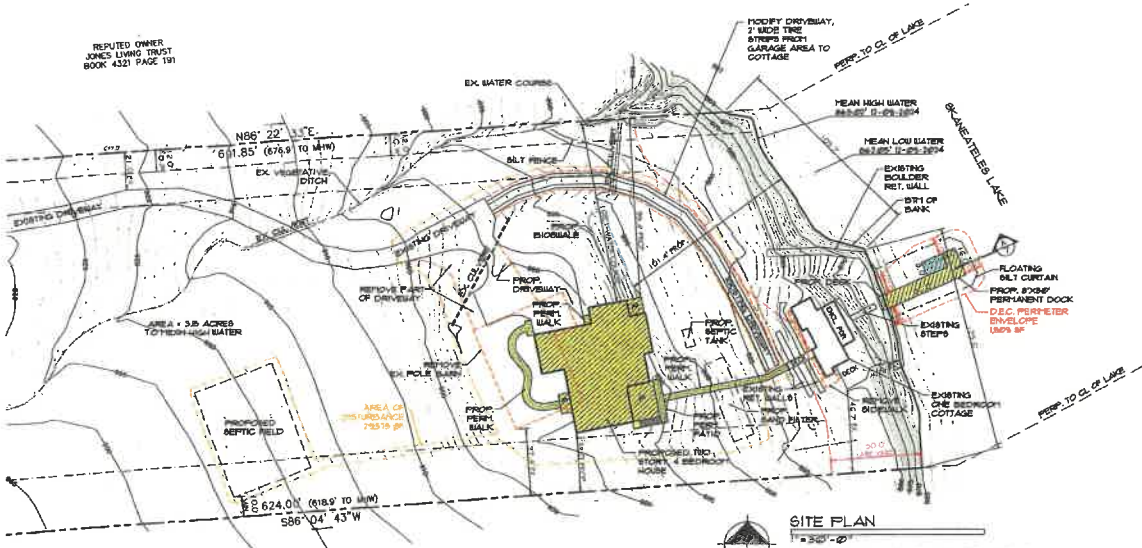
### House

- 1) Install silt fence/sediment logs, maintain during construction.
- 2) Mark the septic leach field area to prevent construction traffic and staging from passing over it.
- 3) Remove trees in the area of the proposed house
- 4) Install the bio-swales to catch storm water during construction. Spread topsoil, seed and mulch with straw mats in the swales and bottom of the bio-swales.
- 5) Remove the existing pole barn. Excavate for new foundation of the house.
- 6) Construct foundations and backfill after the first floor deck is installed.
- 7) Install septic tank and pump chamber. Rough grade and spread mulch over the disturbed areas.
- 8) During dry period, install septic field. Spread top soil, seed and mulch. Water as required.
- 9) After siding and roofing repairs are complete, install roof gutters and direct downspouts away from disturbed areas and to bio swales.
- 10) Remove existing driveway and parking area. Box out the final driveway and sidewalks.
- 11) After siding, trim and decks are complete, finish grading, spread topsoil, seed, plant landscape and mulch. Water during dry periods.
- 12) After lawn is established, remove silt fence, patch disturbed areas.

### Dock

1. Install floating silt curtain, maintain during steel pile installation
2. Install steel pile and dock framing.
3. Install decking for dock.
4. After water is clear, remove silt curtain.

REPUTED OWNER  
 JONES LIVING TRUST  
 BOOK 4321 PAGE 191



**SITE PLAN**  
 1" = 30' - 0"

SITE INFORMATION IS OBTAINED FROM SURVEY  
 DONE BY PAUL J. OLSEBUK L.L.S. DATED 12/3/2014  
 ADDITIONAL INFORMATION BY EGGLESTON + KRENZER  
 ARCHITECTS P.C.

LOT AREA	13115 SF
SHORELINE	230.3 LE
<b>IMPERMEABLE COVERAGE</b>	
EXIST...	PROPOSED...
POLE BARN/PORCH	0 SF
COTTAGE/PORCH	182 SF
HOUSE/PORCH	3,572 SF
DRIVEWAY	931 SF
RETAINING WALLS	641 SF
SIDE WALK	182 SF
<b>TOTAL</b>	<b>5,513 SF</b>
% IMPERMEABLE	42.3 %
<b>ON-SHORE STRUCTURES 100% IF ALLOWED</b>	
EXIST...	PROPOSED...
STEPS	46 SF
DECK	480 SF
SIDE WALK	90 SF
<b>TOTAL</b>	<b>616 SF</b>
<b>OFF-SHORE STRUCTURES 100% IF ALLOWED</b>	
EXIST...	PROPOSED...
DOCK	441 SF
PLATFORM	56 SF
<b>TOTAL</b>	<b>497 SF</b>
<b>DEC PERIMETER ENVELOPE 100% IF</b>	
EXIST...	PROPOSED...
AREA OF ENVELOPE	1,235 SF
<b>TOTAL</b>	<b>13,373 SF</b>
% DEC	102.3 %

*Handwritten signature in red ink.*

**SITE PLAN:**  
 BENJON KLEN  
 2800 WEST LAKE ROAD  
 TOWN OF SHANDLER, NY

**Architect:**  
 EGGLESTON + KRENZER ARCHITECTS P.C.  
 1350 W. HARRISON STREET  
 SUITE 201  
 SHANDLER, NY 12158  
 (518) 682-9144

PROJ. 24204  
 DATE: 6 JAN 2025

1 OF 7



**NEW RESIDENCE:**  
 BEN KLEIN  
 2800 WEST LAKE ROAD  
 RR. OF SPANGHILL, NY

**Architect**  
 ECOLLISON & KENIGER, ARCHITECTS PC  
 100 W. 10TH STREET  
 3RD FLOOR  
 SEAN KENIGER, AIA  
 (315) 605-0144

TRD: 24294

DATE:  
 6 JAN 2025



**EAST ELEVATION**  
3/16" = 1'-0"



**SOUTH ELEVATION**  
3/16" = 1'-0"



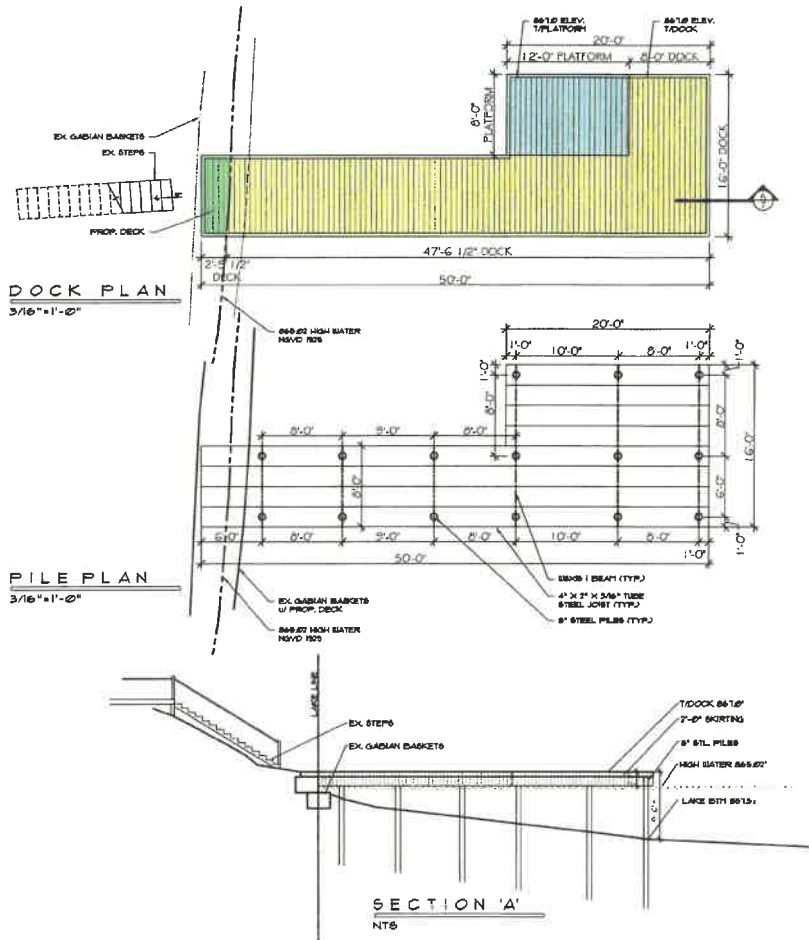
**NEW RESIDENCE:**  
DNN PLAN  
2800 WEST LAKE ROAD  
TN OF SCANDIALES, NY

**architect**  
EGGLESTON & KENZER, ARCHITECTS P.C.  
1301 EAST GENESEE STREET  
SARASOTA, FL 34231  
(941) 555-0144

PROJ: 24294

DATE:  
6 JAN 2025

3 OF 7



NEW RESIDENCE:

2500 WEST LAKE ROAD  
 TN OF SKANATELEA, NY

**Architect**  
 REGULATION & SERVICE ARCHITECTS PC  
 1391 EAST GORNSUCK STREET  
 SKANATELEA, NY 13152  
 (315) 855-0144

PROJ: 24294

DATE:  
 9 JAN 2025